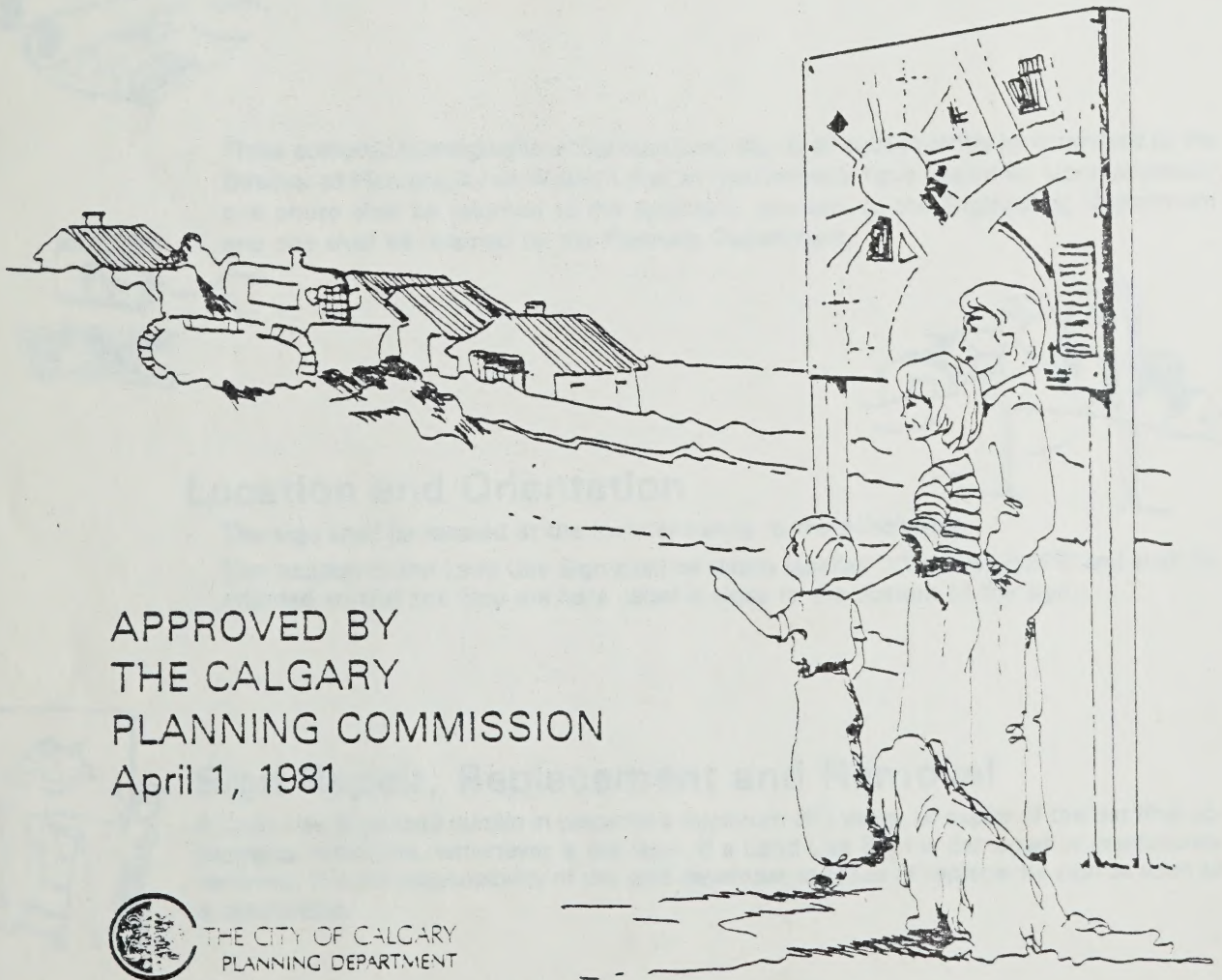
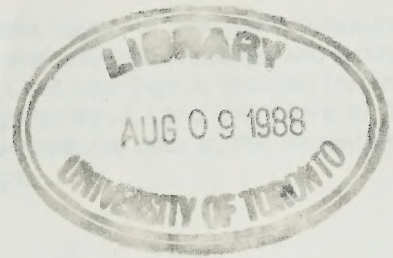


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APPROVED POLICY FOR TREATMENT OF LAND USE SIGNS



APPROVED BY
THE CALGARY
PLANNING COMMISSION
April 1, 1981



THE CITY OF CALGARY
PLANNING DEPARTMENT



Introduction

Land Use Signs are intended to provide prospective home buyers in new and developing areas a clear indication of the approved land uses, the overall subdivision design and lotting patterns, and the street categories serving the area. A Land Use Sign is required for any development which requires a Standard Development Agreement. A Land Use Sign shall be approved and erected in accordance with the following procedures prior to the issuance of any Building Permits within the area covered by the sign.

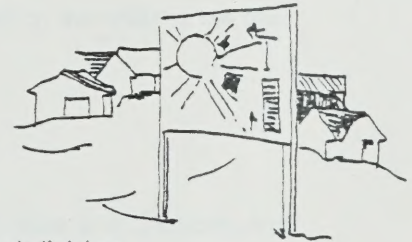
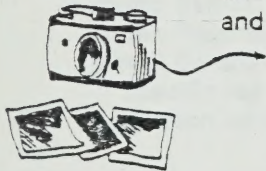


Application and Modification Procedures

- An application for Land Use Sign approval shall include two copies of a plan showing the proposed Land Use Sign, coloured and labelled as required herein, which shall be reviewed by the Engineering Department, the Transportation Department and the Planning Department. Relevant comments and required changes will be provided to the applicant.



- Three coloured photographs of the approved sign shall subsequently be submitted to the Director of Planning for verification that all requirements have been met. Upon approval, one photo shall be returned to the applicant, one sent to the Engineering Department and one shall be retained by the Planning Department.




Location and Orientation

- The sign shall be located at the main entrance to the subdivision.
- The location of the Land Use Sign shall be clearly labelled 'YOU ARE HERE' and shall be oriented so that the 'you are here' label is close to the bottom of the sign.



Sign Repair, Replacement and Removal

A Land Use Sign shall remain in place for a minimum of 3 years, or expiry of the last final acceptance certificate, whichever is the later. If a Land Use Sign is damaged or prematurely removed, it is the responsibility of the land developer to repair or replace the sign as soon as is practicable.



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RESIDENTIAL DISTRICTS

Single Detached
Low Density
Mobile Home
Low Density Multi-Dwelling
Medium Density Multi-Dwelling
High Density Multi-Dwelling

SYMBOL

RR-1, R-1
R-2, R-2A
RM-H
RM-1, RM-2
RM-3, RM-4, RM-5
RM-6, RM-7

COLOUR CODE

Yellow
Orange
Light Brown
Light Brown
Dark Brown
Dark Brown

COMMERCIAL DISTRICTS

Local Commercial
General Commercial
Shopping Centres
Highway Commercial

C-1, C-1A
C-2, C-3, C-4
C-5
C-6

Scarlet Red
Scarlet Red
Scarlet Red
Scarlet Red

INDUSTRIAL DISTRICTS

Industrial-Business Park
General Light Industrial
Heavy Industrial
Limited-Serviced Industrial

I-1
I-2
I-3
I-4

Light Grey
Light Grey
Dark Grey
Dark Grey

SPECIAL DISTRICTS

Agricultural and Open Space
Public Park, School & Recreation
Public Service
Urban Reserve
Direct Control

A
PE
PS
UR
DC (By-law #)

True Green
True Green
Indigo Blue
White

Specific use sites approved as D.C. shall be shown cross hatched in the color of the designation which most closely equates with the uses approved.

Additional Written Information

- The following information shall appear in written form on specific sites or at the bottom of the sign as appropriate:
- All schools, including their type and building locations if available. Where school construction has not been finalized, the words "Future (school type) School" shall appear.
- The following note when appropriate: "Prospective residents are advised that the Calgary Board of Education has no plans to build schools in the _____ district in the foreseeable future. This area will be a busing area for public school students. The Calgary Board of Education reserves the right to designate which schools pupils will attend."
- For more detailed information on:
Land Use Designations - contact - The City of Calgary,
Planning Department, 268-5451
Lot Sales - contact

